

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/50 RAWDON HILL DRIVE DANDENONG NORTH VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Dandenong North

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/20 FIRST AVENUE DANDENONG NORTH VIC 3175	\$600,500	05-Oct-23
2/7-9 MURRAY ROAD DANDENONG NORTH VIC 3175	\$545,000	20-Sep-23
1/84 MCKEON CIRCUIT DANDENONG NORTH VIC 3175	\$577,975	07-Mar-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 01 March 2024



**2/20 FIRST AVENUE DANDENONG
 NORTH VIC 3175**

 2  1  1

Sold Price

\$600,500

Sold Date

05-Oct-23

Distance

0.77km



**2/7-9 MURRAY ROAD
 DANDENONG NORTH VIC 3175**

 2  1  1

Sold Price

\$545,000

Sold Date

20-Sep-23

Distance

1.03km



**1/84 MCKEON CIRCUIT
 DANDENONG NORTH VIC 3175**

 2  1  1

Sold Price

\$577,975

Sold Date

07-Mar-23

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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